



COUNTY OF PLACER
WEST PLACER MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

REGULAR MEETING Minutes

Wednesday, January 10, 2018 7:00 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

1. **Call to Order & Pledge of Allegiance:** The meeting was called to order by Chairperson John Hottle at 7:00 p. and then he led those present in the Pledge of Allegiance
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** Chair John Hottle, Vice-Chair Walt Wylie, and Carolyn Riolo were present. Members absent were Alicia Butler and Darryl Osborne. Mr. Hottle also welcomed and introduced Supervisor Duran.
3. **Approval of January 10, 2018 Agenda and September 13, 2017 Minutes:** Walt Wylie moved to approve the January 10, 2018 agenda and the September 13, 2017 minutes as presented. Carolyn Riolo seconded. Motion carried 3-0.
4. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman). Gordon Gimbel asked if there was a plan for traffic to get from the freeways (east of our area) to the future development. It was explained that there is an approved County Transportation Element which addresses this issue as well as the Placer Parkway in process which will help with traffic from I-80 to the west. Don Kennedy (Cook Riolo) asked if something could be done about the "lights" coming from the school parking lot and in the new construction building. Tim Gibson asked about the speed bumps on Cook Riolo and the proposed pathway. County will contact Ken Grehm related to the speed bumps and several comments as to the height and placement as to the effectiveness. Beth Cook asked if there was a plan to help the wildlife that is being infringed upon with the development.
5. **Reports:**
 - A. **Local Government:** Placer County Supervisor Jack Duran Supervisor Duran informed that community that a new executive officer will begin work in Placer County on January 22, 2018. He also informed the group of the Pioneer energy program starting in Placer County to possibly provide a 3% reduction in cost to members. The energy will still be carried on PG&E lines.
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office CHP officer John Price reported 2017 accidents were done by 3% . There is a new CHP community officer program dedicated to our area with 1 position to help with traffic. The phone number is 916 663-3344.
6. **Informational Items:**
 - A. **Double S Ranch Tentative Subdivision May (PLN17-00324)** The Sawtell Family is proposing a 47-lot Planned Residential Community on approximately 37 acres located at the southeast corner of Vineyard and Cook Riolo



Roads (APN 474-080-001). While they will not build the homes and may not be the land developer, this neighborhood has been conceived of, and is intended to be a "Legacy Project" for their family, which has owned and occupied the land since the mid-1860's. The project does not propose a change to the current zoning and land use designation on the Double S Ranch property (RS-AG-B-40 PD=1 and Rural Low Density Residential 1 - 2.3 Ac. Min, respectively), and the proposed development would utilize the Planned Development Ordinance to create a unique neighborhood that preserves existing wetlands in the southeast corner, provides a comprehensive trail system connecting to a core recreation area in the south, and offers a community garden. This will be complemented by a landscape theme reflecting the family's historical ranching operations on the property.

Presenter: Dave Cook, Cook Development Consulting Services, Staff: Nick Trifiro, Planning Division The project was reviewed by the presenters giving the community opportunity to ask questions. It was explained that the RS-AG-B-40 classification allows for double park fees to be pay to allow slightly increased density of individual homes. Several homeowners on the north side of Vineyard opposite the project were very concerned about the left turn lanes going each way thus placing their vehicles in the road when turning into their properties. It was also indicated that water would be surface from Cal-Am (PCWA), and sewer to Roseville with traffic approximately 450 a day. An EIR must be done also. Many felt entrance to the project on Cook Riolo would be better but it was indicated the County was not in favor of the entrance.

- B. Countrywide Park and Trail Master Plan update:** County staff will discuss progress on the Park and Trail Master Plan as well as an overview of current park and trail operations and funding in the Dry Creek/West Placer area. The discussion will also look at options for the build out of Dry Creek Community Park and the future of parks and trails through the development of Placer Vineyards and Riolo Vineyards. **Presenter:** Andy Fisher, Placer County Parks Division. (25 minutes) Andy Fisher presented an overview of the park and trail master plan system for Placer County and explained funding and expenditures requirements within the park fees. He is looking for input from the community as to interests in our community for its. Some people asked about providing parking for the trail at the bridge at the Cook Riolo riparian area. There was interest in exercise equipment on the trail as well as a dog activity area.

7. Action Items:

- A. Dry Creek Park/Doyle Ranch Park Playground Shade Structure – Park Dedication Fee Request:** Placer County Parks Division requests a recommendation of \$400,000 in Area #13 (Dry Creek-West Placer Area) Park Dedication Fees for construction of new shade structures over the playgrounds at Dry Creek Community Park and

Doyle Ranch Park. Presenter: Andy Fisher, Placer County Parks Division. (10 minutes) Mr. Fisher presented a request for the expenditure of \$400,000 of park fees from Area #13 funds to place shade structures over the playgrounds at the Dry Creek Community Park and the Doyle Ranch Park. He showed some examples as to what those might look like Walt Wyllie moved to approve the expenditure of up to \$400,000 for the requested shade structures contingent up a return to the MAC to provide examples of structures with more durable covers than those shown. Carolyn seconded. Motion carried 3-0

8. Reorganization of Officers

- A. Selection of Chairperson for 2018 Carolyn Riolo moved to have the officers remain the same as 2017. Walt Wyllie second. Motion carried. 3-0 John Hottle will be chairperson and Walt Wyllie will be vice-chairperson.
- B. Selection of Co-Chairperson for 2018

- 9. Adjournment** The meeting was adjourned at 9:00 with the next regular meeting scheduled for February 14, 2018